

AGENDA  
GROTON ZONING COMMISSION  
MARCH 5, 2014 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #340, 7 Water Street, PIN 261918307563, WDD Zone. Proposal is for the renewal of seasonal outdoor dining area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Gary Hobert, Applicant)\*
2. Certificate of Approval of Location #CAL13-01, 383 Gold Star Highway, PIN 169909064524, CB-15 Zone. Proposal is for use of property as a used car dealer. Review is per Section 14-54 of the Connecticut General Statutes. (Leo Antonino, Applicant)\*

III. APPROVAL OF THE MINUTES OF Special Meeting February 19, 2014 at 6:15 p.m.\* and Special Meeting February 19, 2014 at 7:00 p.m.\*

IV. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #340, 7 Water Street (CAM) (Gary Hobert, Applicant)
2. Certificate of Approval of Location #CAL13-01, 383 Gold Star Highway (Leo Antonino, Applicant)

V. PUBLIC COMMUNICATIONS

VI. OLD BUSINESS

1. Discussion of Revisions to Zoning Regulations; including Buildable Land Definition, Table of Permitted Uses, and Animals in Residential Districts
2. POCD Update Report
3. Land Use Regulation Update Project

VII. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications
  - a. Special Permit #339, 15 Water Street (CAM), Change of use in basement from retail to café, (Fedus Engineering, Applicant)
  - b. ZCH 14-01, Zoning Map Change, 707-817 River Road (CAM), Change 17 lots from RU-80 to RU-40, (Richard Dixon, Applicant)

VIII. REPORT OF CHAIRPERSON

1. Report on December 10, 2013 meeting with Town Council\*\*
2. Zoning Commission Process – Opportunities and Discussion

IX. REPORT OF STAFF

X. ADJOURNMENT

Next Regular Meeting: April 2, 2014

\*Enclosed

\*\*Previously enclosed